

091.0

0001

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

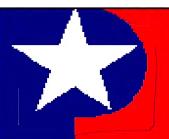
847,000 / 847,000

USE VALUE:

847,000 / 847,000

ASSESSED:

847,000 / 847,000


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
84		HEMLOCK ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BOYLE THOMAS J	
Owner 2:	
Owner 3:	
Street 1: 84 HEMLOCK STREET	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER	Unit #:
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

SALES INFORMATION	TAX DISTRICT	PAT ACCT.
Grantor	Legal Ref	Type
991-116		Date
		11/1/1984
		Sale Code
		Sale Price
		V
		Tst
		Verif
		Notes
		Catherine J Boyle dod 3/29/2007

OTHER ASSESSMENTS	Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	2	Above Stree	
s				Street			
t				Gas:			

BUILDING PERMITS	Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	ACTIVITY INFORMATION	Date	Result	By	Name
8/20/2004	767		Siding	19,900						10/16/2018	Meas/Inspect	CC	Chris C	
9/15/2003	778		Re-Roof	2,400						3/26/2009	Meas/Inspect	189	PATRIOT	
8/16/1994	417		Manual	8,900					WINDOWS	3/12/2005	External Ins	BR	B Rossignol	
										5/19/2000	Entry Denied	276	PATRIOT	
										3/14/2000	Measured	263	PATRIOT	
										12/1/1991		PM	Peter M	

LAND SECTION (First 7 lines only)	Sign:	VERIFICATION OF VISIT NOT DATA
		/ / /

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10543		Sq. Ft.	Site		0	70.	0.70	5									515,404						515,400	

Total AC/HA: 0.24203

Total SF/SM: 10543

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 515,404

Spl Credit

Total: 515,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION

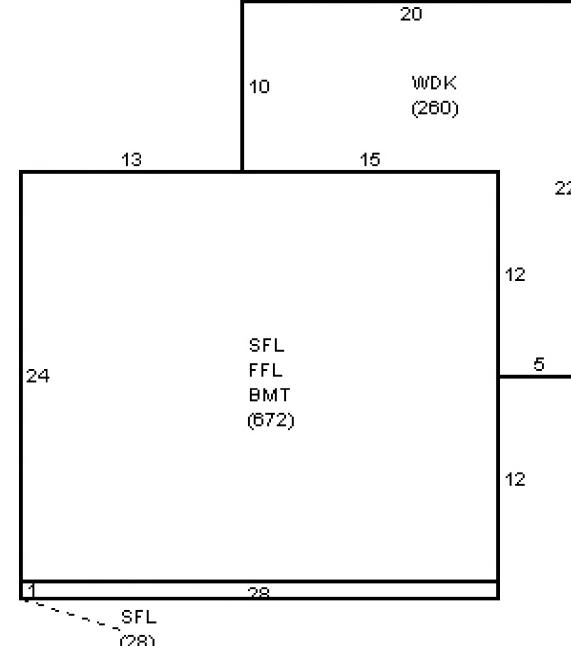
Type:	05 - Garrison	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1976
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	GD - Good	15. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total: 15.7 %

CALC SUMMARY

Basic \$ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	188.981
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	393299
Depreciation:	61748
Depreciated Total:	331551

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:		Ind.Val	
Juris. Factor:			Before Depr:	188.98
Special Features:	0		Val/Su Net:	143.92
Final Total:	331600		Val/Su SzAd:	241.69

MOBILE HOME

Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1996	0.00	T	18.4	101						

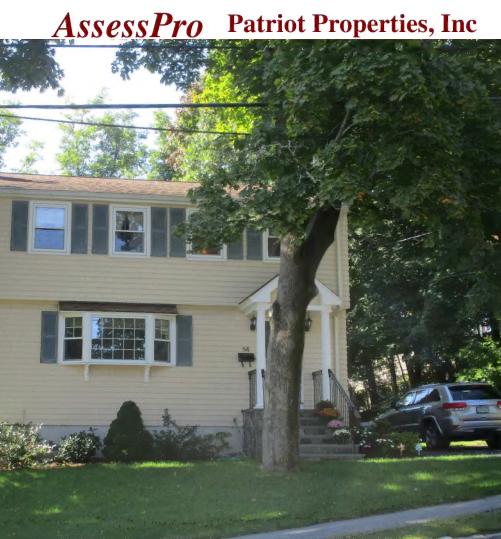
PARCEL ID 091.0-0001-0001.0

More: N

Total Yard Items:

Total Special Features:

Total:

**AssessPro Patriot Properties, Inc**